

**Facilities & Fleet Management** 

Courthouse Project

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> **Dave Somers** County Executive

# **Courthouse Project Update 09.18.20**

WRITTEN UPDATE IN LIEU OF PHYSICAL MEETING MONTHLY MEETING SERIES: next scheduled instance, 09.24.2020 New and/or updated items indicated by bold italics

#### 1. Schedule

#### a. Schedule

#### **Current Status:**

- o **COVID-19 EFFECTS**: On July 10th, Hoffman Construction filed a claim in response to denial of their proposed change order, submitted May 13, requesting compensable time related to pandemic effects. The Project Team continues investigation of the claim.
- The County notified Hoffman and Performance Abatement, via letters dated April 7, May 26, June 23, and September 1, 2020, that the pandemic constitutes a force majeure event. The County did not request or require Hoffman and Performance Abatement to continue work; both firms have continued work. Schedule time extensions, but not costs, are allowed under force majeure. The County has requested that Hoffman Construction provide COVID-related compliance costs for review as some may ultimately be considered compensable.
- o Due to ongoing pandemic-related challenges regarding labor availability and supply chain impacts, building user groups will remain in temporary offices longer than originally scheduled.
- The exact length of any schedule delays is still being calculated and is based on pandemic-related impacts.
- Both Hoffman and Performance are fulfilling their contractual obligations to report potential cost and schedule impacts, and both continue to follow state guidelines in performing their work.

### b. Upcoming Activities – see also 5.a-5.b. and 6.a.-6.e.

Continue demolition and abatement on Level 4; continue fabricating and installing new floor to replace the stairwell between Levels 2 and 3; complete demolition and abatement in the vacated Level 4 and 5 restrooms; complete floor tile installation on the east side of Level 1; install ceiling tiles over the Office for Public Defense, Courtroom 1A, and public corridors; complete MEP (mechanical, electrical, and plumbing) reroutes above ceilings in Courtroom 2A; continue overhead MEP (mechanical, electrical, and plumbing) and fire sprinkler installation on Level 2; begin transforming the vacated Level 2 restrooms into a family restroom and lactation room; continue connecting sprinkler pipe branch lines in the existing Courthouse; form and pour the south shear wall in the tunnel; continue renovating the existing Courthouse elevators; complete punchlist corrections in and around the Addition.



### c. Progress to Date

Poured site concrete around irrigation cleanouts and to patch sidewalk west of the Courthouse; installed doors and hardware around a new secure elevator stop at Level 1; performed additional wall demolition in Court Commissioner chambers and Confirmations ahead of shear wall construction; completed demolition and abatement on Level 2 around the main corridor, above ceilings in Courtroom 2A, and in the mechanical penthouse; installed carpeting in Court Commissioner hallway and in select offices and rooms on Level 1; installed the ceiling grid, lighting, and data cabling around Courtroom 1A; removed the concrete retaining wall around Wall Street at Wetmore Avenue; completed drywall and overhead and in-wall electrical work on the east side of Level 1; completed abatement, demolition, seismic collector plates, electrical, lighting, and drywall in the Office for Public Defense; created the new vestibule for the Office for Public Defense; completed above-ceiling demolition on the southwest side of the Courthouse's Level 2; completed demolition of the vacated Level 2 restrooms; poured the south shear wall footing.

#### 2. Contract Metrics

- a. Hoffman given Notice To Proceed: 7/30/2018
- b. Phase 1 Completion: 3/12/20
- c. Phase 2 Substantial Completion: Estimated to shift to approximately 6/9/21 due to COVID-related schedule adjustments.
  - Subject to change due to pandemic-related schedule impacts. These are still being measured by Hoffman Construction and Performance Abatement and will then be reviewed and assessed by the Project Team.
  - The current substantial completion date reflects non-compensable time extensions resulting from removal of contaminated soils and the remnants of the old County Detention Home, and from the February 2019 snowstorms.
- d. Original Project Budget (approved by Council 7/30/2018): \$76,579,770
  - Adjustment due to removal of art allowance: -\$441,417
  - Revised Project Budget: \$76,138,353
- e. Work Complete and Invoiced Through 6/30/20: \$54,217.533

## 3. Changes

None at this time.

## 4. Upcoming Project Decisions Needing Court Input

<b>Due Date</b>	Item



#### 5. Stakeholder Concerns

- a. **Phase 2 Office Move Plan** The general Phase 2 office moves plan has been distributed by Facilities and Fleet Management. Lynn Gray from Facilities is working with each building user group on moving specific offices and individuals at specific times, once their destination spaces are ready. COVID-19 has impacted this schedule and user groups will be delayed moving to destination spaces.
- b. **Minimizing Noise Disruptions** The Project Team continues to provide advance notice to Superior and District Courts regarding activities which may carry major noise impacts, especially those which must continue in order to maintain schedule.

### 6. Announcements / Action Items

- a. **Courtrooms 3E and 3F** As part of the 3<sup>rd</sup>-floor work expected to begin at the new year, the Project Team is requesting breakout schedules for these two courtrooms.
- b. **Ribbon-Cutting Ceremony Postponed** In light of recent events in the State of Washington and in an abundance of caution, the formal ribbon-cutting ceremony for the Addition has been postponed indefinitely.
- c. **Meetings Going Forward** Our next three scheduled meetings are September 24, October 22, and November 19. Per the current public health emergency, we will advise of any alternate meeting / teleconferencing arrangements, or of any cancellations or postponements.



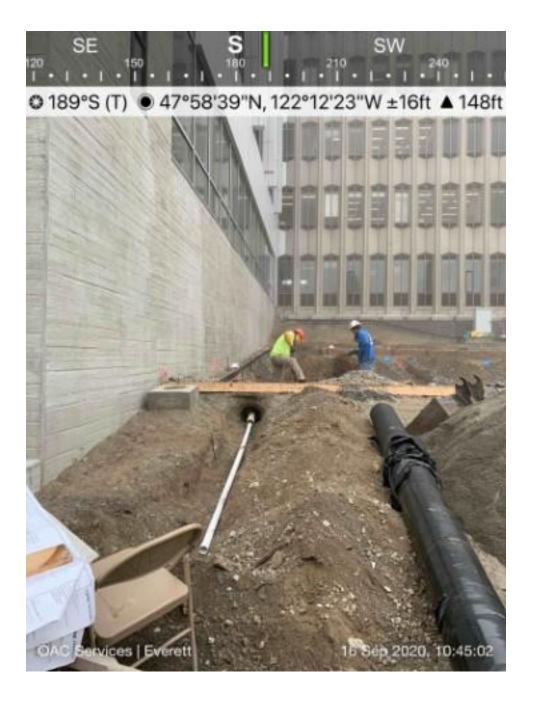
Figure 1: Courtroom Rosetta Stone: Courtroom Assignments – Effective 8/13/20

COURTROOM DESIGNATIONS BY FLOOR AND BY JUDGE							
NEW	CURRENT	JUDGE	NOTES				
5A	Superior Dept 12	Ellis					
5B	Superior Dept 11	Dingledy					
5C	Superior Dept 9	Farris					
5D	Superior Dept 10	Weiss					
4A	NEW	TBD	old Kinard Conference Room				
3A	District Dept 2	Bui					
3B	District Dept 3	Howard					
3C	District Dept 1	(District Hearings)	to be relocated from 1 (east side) in early 2021; temporarily relocating to Basement in 2020				
3D	N/A	(shell space)					
3E	Superior Dept 7	Okoloko					
3F	Superior Dept 8	Lucas					
2A	C201	Alexander	high-profile trial courtroom				
2B	Superior Dept 1	Appel					
2C	Superior Dept 2	Okrent					
2D	Superior Dept 3	Thompson					
2E	Superior Dept 4	Langbehn					
1A	C304	(Superior Court Criminal Hearings)	to be relocated from 3 (south side) in late 2020				
2F	Assigned to Dept. 5 Mission Building	Judge					
2G	Assigned to Dept. 6 Mission Building	Kurtz					
	Assigned to DJJC	Wilson	At DJJC until MM/DD/YYYY - TBD				
	Assigned to DJJC	Larsen	At DJJC until MM/DD/YYYY - TBD				
NEW	CURRENT	COMMISSIONER	NOTES				
1B	Commissioner A	Harness					
1C	Commissioner B	Nelson					
1D	Commissioner C	Brudvik					
1E	Commissioner D	Moriarty					

The new courtroom numbering scheme represents the renovation's wayfinding improvements and reflects upcoming courtroom assignments.



Figure 2: Progress Photo



Excavation and installation for irrigation and site utilities west of the Courthouse.



## Hoffman's most recent 6-week lookahead (09/15/20, first page)

	Activity Name	Sub	Dur	Start	Finish
Snohoi	mish County Courthouse (Current)		176	24-Feb-20 A	30-Oct-20
	ocation Notifications	10	02-Oct-20	16-Oct-20	
SVT15	Notification - 74 Days Prior to Existing Building Level 4 Work	HCC	0		02-Oct-2
SVT14	Notification - 74 Days Prior to Existing Building Level 3 Work	нсс	0		09-Oct-2
SVT16	Notification - 74 Days Prior to Existing Building Level 5 Work	нсс	0		16-Oct-2
COVID-1	9		141	13-Mar-20 A	30-Sep-2
SVT36	COVID-19 - Global Pandemic Restrictions	MULTI	141	13-Mar-20 A	30-Sep-2
Phase 1	- Addition, Existing Basement Remodel, RR Core		61	03-Aug-20 A	27-Oct-2
	New Addition		61	03-Aug-20 A	27-Oct-2
	New Addition - Site Finishes			03-Aug-20 A	26-Oct-2
C2039	Site - Sitework / Landscaping West of 12.1 Line	A-1		03-Aug-20 A	26-Oct-2
Phase 1 -	New Addition - Commissioning & Startup		32	14-Sep-20 A	27-Oct-2
C2218	Addition Cx - Owner Training - Electrical and Fire Sprinkler Systems	VECA	5	14-Sep-20 A	18-Sep-2
C2209	Addition Cx - FPTs Irrigation	KBA	1	27-Oct-20	27-Oct-2
Phase 2	- Existing Courthouse Renovation		176	24-Feb-20 A	30-Oct-2
Phase 2 -	South Shearwall		17	01-Oct-20	23-Oct-2
Phase 2 -	Basement Shearwall		17	01-Oct-20	23-Oct-2
C2435	SSW BL - Demo SOMD for Rebar at Level 1	PAS	2	01-Oct-20	02-Oct-2
C2433	SSW BL - Form Basement to Level 1	IW	7	05-Oct-20	13-Oct-2
C2434	SSW BL - Rebar Basement to Level 1	IW	8	14-Oct-20	23-Oct-2
Phase 2 -	Level 1 Renovation		36	08-Sep-20 A	27-Oct-2
C1261	Existing L1 - Final Inspections / Test & Commission	HCC	20	30-Sep-20	27-Oct-2
C1234	Existing L1 - Install Furniture & Appliances	Owner	2	19-Oct-20*	20-Oct-2
C2355	Existing L1 - Construction Complete	HCC	0		26-Oct-2
	Level 1 Renovation - GL C-F / 16-24 - PRIORITY 1A (A)			08-Sep-20 A	09-Oct-2
C2353	Existing L1 A - Install Floor Tile Corridor 1220 / Family & Judicial Restroon	D9		08-Sep-20 A	28-Sep-2
C2293	Existing L1 A - Install ACT Tiles	AP		21-Sep-20*	24-Sep-2
C2350	Existing L1 A - Set Plumbing Fixtures (includes Family Restroom 1019)	HP		21-Sep-20*	24-Sep-2
C2292	Existing L1 A - Millwork Courtroom GL C-E	ART		21-Sep-20*	09-Oct-2
C2288	Existing L1 A - Plumbing Trim Out	HP		25-Sep-20	29-Sep-2
C2354	Existing L1 A - Install Doors & Hardware	BHW		28-Sep-20*	30-Sep-2
	Level 1 Renovation - Office of Public Defense Rooms 1500 / 1510 / 1515			21-Sep-20	29-Sep-2
C2269	Existing L1 B - Install ACT Grid 1500	AP		21-Sep-20*	21-Sep-2
C2270	Existing L1 B - Install ACT Tiles 1500	AP		22-Sep-20	22-Sep-2
C2345	Existing L1 B - Elec Trim Out	VECA		23-Sep-20*	23-Sep-2
C2263	Existing L1 B - Patch Spline Ceiling	AP		23-Sep-20*	28-Sep-2
C2268	Existing L1 B - Millwork	ART		24-Sep-20*	25-Sep-2
C2344	Existing L1 B - Doors & Hardware	BHW		28-Sep-20*	28-Sep-2
C2365	Existing L1 B - Install Vinyl Tile 1500 / 1520	D9		28-Sep-20	29-Sep-2
C2367	Existing L1 B - Install Base 1500 / 1520 / 1520	D9		28-Sep-20	29-Sep-2
	Level 1 Renovation - Public Lobby Rooms 1050 / 1100 / 1300 - PRIORITY Existing L1 C - Install Large Format Floor Tile & Grout			10-Sep-20 A	29-Sep-2
C2290	Existing L1 C - Install Large Format Floor Tile & Grout	D9		10-Sep-20 A	16-Sep-2
C2381	Existing L1 C - Install ACT Tiles	AP	3	21-Sep-20*	23-Sep-2



## Hoffman's most recent 6-week lookahead (09/15/20, continued)

	Activity Name	Sub	Dur	Start	Finish
C242	7 Existing L1 C - Install Rubber Base	D9	2	28-Sep-20	29-Sep-2
C246	0 Existing L1 C - Install Carpet in Waiting Room 1300	D9	2	28-Sep-20*	29-Sep-2
Phase	2 - Level 1 Renovation - Shearwall / Collector Plates GL C / 5-15 (D)		10	14-Oct-20	27-Oct-20
C243	7 Existing L1 D - Form	IW	5	14-Oct-20	20-Oct-20
C243	8 Existing L1 D - Rebar	IW	5	21-Oct-20	27-Oct-20
Phase	2 - Level 1 Renovation - Early Turnover Area (G)		21	28-Sep-20	26-Oct-20
C254	Existing L1 G - Hoffman Punchlist Walk	HCC	1	28-Sep-20	28-Sep-2
C254	1 Existing L1 G - Hoffman Punchlist Corrections	HCC	6	29-Sep-20	06-Oct-20
C254	2 Existing L1 G - FPT for Plumbing (Including Inmate Holding Plumbing Fixt	HP	2	05-Oct-20	06-Oct-20
C254	3 Existing L1 G - Lighting Integration Graphics	JCI	3	05-Oct-20	07-Oct-20
C254	4 Existing L1 G - Fire Alarm System Readiness	HCC	3	05-Oct-20	07-Oct-20
C254	5 Existing L1 G - Point to Point for VAV & Exhaust Fans	HCC	5	05-Oct-20	09-Oct-20
C255	0 Existing L1 G - TAB (Air Test)	KBA	7	08-Oct-20	16-Oct-20
C254	6 Existing L1 G - Preliminary Sitewalk with City Inspector	KBA	1	12-Oct-20	12-Oct-20
C254	8 Existing L1 G - FPT for Lighting	HP	2	12-Oct-20	13-Oct-20
C254	9 Existing L1 G - Installation & Testing of Security System (Including Inmate	SMNS	5	12-Oct-20	16-Oct-20
C254	7 Existing L1 G - Preliminary Sitewalk with Fire Marshal	SMNS	1	13-Oct-20	13-Oct-2
C255	1 Existing L1 G - FPT for Security System	SMNS	1	19-Oct-20	19-Oct-2
C255	2 Existing L1 G - FPT for HVAC	KBA	2	19-Oct-20	20-Oct-2
C255	3 Existing L1 G - Clean for Owner/AE Punchlist	HCC	2	19-Oct-20	20-Oct-2
C255	4 Existing L1 G - Owner/AE Punchlist	Owner	1	21-Oct-20	21-Oct-2
C255	5 Existing L1 G - Electrical Inspector Acceptance for Occupancy	VECA	1	22-Oct-20	22-Oct-2
C255	6 Existing L1 G - Mechanical Inpsector Acceptance for Occupancy	HP	1	22-Oct-20	22-Oct-2
C255	7 Existing L1 G - FPT for Audio Visual	VECA	2	22-Oct-20	23-Oct-2
C255	8 Existing L1 G - Fire Marshal DAS	VECA	1	23-Oct-20	23-Oct-2
C255	9 Existing L1 G - Fire Marshal Final / Acceptance for Occupancy	RHFP	1	26-Oct-20	26-Oct-2
C256	Existing L1 G - Fire Marshal Final Inspection	HCC	1	26-Oct-20	26-Oct-2
C256	1 Existing L1 G - City Inspector Final Inspection & Acceptance	HCC	1	26-Oct-20	26-Oct-2
Phase	2 - Level 2 Renovation		40	03-Sep-20 A	29-Oct-2
	2 - Level 2 Renovation - GL C-E 14-19 (B)			14-Sep-20 A	29-Oct-2
C239		RHFP		14-Sep-20 A	18-Sep-2
C232		AP		21-Sep-20	24-Sep-2
C232		HP		21-Sep-20	28-Sep-2
C242		RHFP		21-Sep-20	28-Sep-2
C232		VECA		21-Sep-20	29-Sep-2
C231		SK		24-Sep-20*	30-Sep-2
C242		AP		01-Oct-20	01-Oct-2
C232		AP		02-Oct-20	07-Oct-2
C232		HP		08-Oct-20	12-Oct-2
C241	-	VECA		08-Oct-20	12-Oct-2
C232	-	AP		13-Oct-20	16-Oct-2
C233		AP		19-Oct-20	23-Oct-2
C239	,	SK		26-Oct-20*	27-Oct-2
C241		NWC		26-Oct-20	29-Oct-2
	2 - Level 2 Renovation - Shearwall GL C-C.5 / 5-14 (E)	DAZ		21-Oct-20	26-Oct-2
C231	,	IW		21-Oct-20	26-Oct-2
C233	2 - Level 2 Renovation - Standpipe (G)  6 Existing L2 G - Stair 3 Standpipe (All Levels)	RHFP		03-Sep-20 A 03-Sep-20 A	17-Sep-2 17-Sep-2
	2 - Level 4 Renovation	Anre		14-Sep-20 A	



## Hoffman's most recent 6-week lookahead (09/15/20, continued)

	Activity Name	Sub	Dur	Start	Finish
Phase 2 -	Level 4 Renovation - Major Crime Unit & C Line Offices GL 4 -13 (A	<b>(</b> )	27	14-Sep-20 A	20-Oct-2
C2569	Existing L4 A - Prep for Containment	PAS	10	14-Sep-20 A	25-Sep-2
C2570	Existing L4 A - Abatement at MCU & Offices: Grids C / 4-14	PAS	10	28-Sep-20	09-Oct-2
C2586	Existing L4 A - Tear Down Containment	PAS	2	12-Oct-20	13-Oct-2
C2571	Existing L4 A - Layout & Overhead Hangers Mechanical Piping	HP	5	14-Oct-20	20-Oct-2
C2572	Existing L4 A - Layout & Overhead Hangers Mechanical	HP	5	14-Oct-20	20-Oct-2
C2587	Existing L4 A - Install Louvers at West Elevation	KCO	5	14-Oct-20	20-Oct-2
C2573	Existing L4 A - Layout & Overhead Hangers Electrical	VECA	2	19-Oct-20	20-Oct-2
C2574	Existing L4 A - Layout & Overhead Hangers Fire Protection	HP	2	19-Oct-20	20-Oct-2
Phase 2 -	Level 4 Renovation - Reception / Waiting Area & Adjacent Rooms	(4500-4505 / 45	28	21-Sep-20	28-Oct-2
C2590	Existing L4 B - Staff Relocations	Owner	5	21-Sep-20*	25-Sep-2
C2591	Existing L4 B - Barricade & Partition Off Remodel Spaces	HSI	2	28-Sep-20	29-Sep-2
C2593	Existing L4 B - Make Safe Electrical	VECA	2	28-Sep-20	29-Sep-2
C2592	Existing L4 B - Demo Ceiling To Be Replaced	PAS	3	29-Sep-20	01-Oct-2
C2594	Existing L4 B - Mark Duct For Demo	HP	1	01-Oct-20	01-Oct-2
C2595	Existing L4 B - Cut / Cap / Demo Duct	PAS	2	05-Oct-20*	06-Oct-2
C2596	Existing L4 B - Demo / Abatement	PAS	10	07-Oct-20	20-Oct-2
C2597	Existing L4 B - Layout Walls / Top Track	AP	2	21-Oct-20	22-Oct-2
C2598	Existing L4 B - Layout & Overhead Hangers Mechanical	HP	2	22-Oct-20	23-Oct-2
C2599	Existing L4 B - Layout & Overhead Hangers Electrical	VECA	2	22-Oct-20	23-Oct-2
C2600	Existing L4 B - Layout & Overhead Hangers Fire Protection	HP	2	22-Oct-20	23-Oct-2
C2601	Existing L4 B - Spray Applied Fireproofing	MULTI	3	26-Oct-20	28-Oct-2
Phase 2 -	Level 4 Renovation - F Line / GL 5 to 12 Collector Plate		27	21-Sep-20	27-Oct-2
C2620	Existing L4 C - Staff Relocations	Owner	5	21-Sep-20*	25-Sep-2
C2621	Existing L4 C - Barricade & Partition Off Remodel Spaces	HSI	2	28-Sep-20	29-Sep-2
C2623	Existing L4 C - Make Safe Electrical	VECA	1	30-Sep-20	30-Sep-2
C2622	Existing L4 C - Remove Ceiling to be Salvaged	PAS	2	30-Sep-20	01-Oct-2
C2624	Existing L4 C - Mark Duct For Removal	HP	1	01-Oct-20	01-Oct-2
C2625	Existing L4 C - Cut / Cap / Remove Duct	PAS	1	01-Oct-20	01-Oct-2
C2626	Existing L4 C - Abatement	PAS	8	02-Oct-20	13-Oct-2
C2627	Existing L4 C - Install Collector Plates	SK	5	14-Oct-20	20-Oct-2
C2628	Existing L4 C - Spray Applied Fireproofing	MULTI	3	21-Oct-20	23-Oct-2
C2629	Existing L4 C - Reinstall Salvaged Ceiling	AP	2	26-Oct-20	27-Oct-2
C2630	Existing L4 C - Reinstall Salvaged Lights	VECA	2	26-Oct-20	27-Oct-2
C2631	Existing L4 C - Reinstall Salvaged Mechanical Grills	HP	2	26-Oct-20	27-Oct-2
Phase 2 -	Trial Courtroom Renovations		150	24-Feb-20 A	30-Oct-2
Phase 2 -	Courtroom 2A		4	18-Sep-20	23-Sep-2
C2466	Courtroom 2A - Hand Patch Fireproofing	MULTI	1	18-Sep-20	18-Sep-2
C2468	Courtroom 2A - Test Plumbing Waste Line	HP	1	21-Sep-20	21-Sep-2
C2469	Courtroom 2A - Replace Spline Ceiling	AP	2	22-Sep-20	23-Sep-2
Phase 2 -	Courtroom 3A		5	24-Feb-20 A	30-Oct-2
C2155	Courtroom 3A - Install Audio Visual Equipment		5	24-Feb-20 A	30-Oct-2
Phase 3 - Existing Elevator Renovation				08-Sep-20 A	28-Oct-2
Phase 3 - Existing Elevator Renovation - Car 3			12	08-Sep-20 A	23-Sep-2
C2475	Elev Car 3 - Hall Side Door Prep And Installation	KONE	7	08-Sep-20 A	16-Sep-2
C2476	Elev Car 3 - Car Side Door Prep And Installation	KONE	7	09-Sep-20 A	17-Sep-2
C2537	Elev Car 3 - Commissioning / Adjusting	KONE	4	18-Sep-20	23-Sep-2
C2477	Elev Car 3 - State Inspection	KONE	1	23-Sep-20	23-Sep-2
	-				23-Sep-2



# Hoffman's most recent 6-week lookahead (09/15/20, continued)

ID	Activity Name	Sub	Dur	Start	Finish
Phase 3	- Existing Elevator Renovation - Car 2		26	23-Sep-20	28-Oct-20
C2479	Elev Car 2 - Post Safety Signs	KONE	2	23-Sep-20	24-Sep-20
C2480	Elev Car 2 - Daily JHA And Task Reporting (Job Duration)	KONE	2	25-Sep-20	28-Sep-20
C2481	Elev Car 2 - Site Meeting / GC / Owner/ KONE Installers	KONE	1	29-Sep-20	29-Sep-20
C2482	Elev Car 2 - Mobilize On Site/Protection Of Finishes	KONE	4	30-Sep-20	05-Oct-20
C2483	Elev Car 2 - Demo Machine Room	KONE	4	06-Oct-20	09-Oct-20
C2484	Elev Car 2 - Demo Machine - Partial Hoistway Demo	KONE	4	12-Oct-20	15-Oct-20
C2485	Elev Car 2 - Crane Day - Remove Machine - Hoist Machine	KONE	3	16-Oct-20	20-Oct-20
C2486	Elev Car 2 - Machine Install	KONE	4	21-Oct-20	26-Oct-20
C2487	Elev Car 2 - Controller Installation	KONE	2	27-Oct-20	28-Oct-20